



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, June 29, 2005

2005-0458: Dave Khuu [Applicant] **John J. Costello, Trustee and Et Al** [Owner]: Application for a Special Development Permit on a approximately 2 acre site to allow for a chiropractic office. The property is located at **270 Java Drive** (near Geneva Drive) in an MP-TOD (Moffett Park Transit Oriented Development) Zoning District. (APN: 110-33-030)

In attendance: Dave Khuu, Applicant; Gerri Caruso, Administrative Hearing Officer, Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Ryan Kuchenig, Project Planner, stated that the proposed project is for a new chiropractic office within an existing shopping center. Medical office uses within the MP-TOD (Moffett Plan Transit Oriented Development) are required to obtain a Special Development Permit prior to operation. The office use will be open during typical business hours. The existing center does have a mix of uses including office, retail and restaurants. The site does meet current standards as far as landscaping and parking is concerned. Staff does recommend approval.

Ms. Caruso did not have any questions at the time.

Ms. Caruso opened the public hearing.

Dave Khu, Applicant, received and reviewed a copy of the staff report. The applicant stated that he had no comments or questions at the time.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application, subject to the findings and Conditions of Approval listed in the staff report.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:06p.m.

Minutes approved by:

Gerri Caruso, Principal Planner

